

What if my property or a portion of my property is needed?

PROPERTY ACQUISITION PROCESS

The following is the basic process the City must follow when acquiring new rights-of-way for a public improvement project:

- An independent appraiser must complete an appraisal of the property. This appraisal is based on the highest and best use of the property and provides a fair market value for the property.
- A second independent appraiser then reviews the appraisal and determines if it satisfies all the requirements as set forth by the Federal Regulations.
- A Determination of Value is made. This amount is the offer the City will make to an owner.
- A meeting with the owner is set to discuss the owners rights in the acquisition process and to make an offer on the property.
- If the owner feels the offer has overlooked some item or feature of value, then the owner may choose to obtain an appraisal of their own or seek the advice of someone knowledgeable of real estate values to assist in evaluating the City's offer. The City will reimburse up to \$750 of the actual cost for obtaining such advice.
- If an acceptable settlement can be reached, both the City and the owner sign a Purchase & Sale Agreement. This document describes what the City is purchasing and what the compensation for that purchase is. After this, the City will handle most of the details for completing the purchase of the property.
- If an acceptable settlement cannot be reached, it may become necessary for the City to acquire the property through condemnation.

What if my property is needed and I have to move?

RELOCATION ASSISTANCE PROCESS

Any person (individual, business, farm, or non-profit organization) who is considered by the City to be displaced as a result of the City's acquisition is entitled to relocation assistance benefits both advisory and monetary.

All persons relocated are entitled to payments for moving personal property to a replacement home. In addition, there are replacement housing benefits that a displaced person may be eligible to receive. Things that effect the replacement housing benefit are whether the relocation is a business or residential, an owner or a tenant, and how long you have lived in the home.

Replacement housing benefits for displaced homeowners include a price differential and reimbursement for certain closing costs associated with the purchase of the replacement home. If an owner chooses to rent rather than buy a replacement home, a rental assistance payment may be an option.

Replacement housing benefits for displaced tenants include rental assistance or down payment assistance payments for those who choose to purchase rather than rent.

During the acquisition and relocation process, City staff and acquisition and relocation specialists will be available to provide assistance and answer questions.